

SPRING VALLEY

2000 Census Population.....59,384

Community 2020 Target.....69,292

April 2004 WC Map Population66,860



APRIL 2004 WORKING COPY MAP

A key objective of the map is to recognize the existing community character and patterns of development. Minor mapping changes were made to certain properties to accurately reflect existing land uses, to reflect consistent density designations and incorporate open space.

KEY COMMUNITY ISSUES

- Mitigate environmental impacts resulting from the re-alignment of State Route 125
- Impacts on community character, infrastructure and public services from increased development of low-income housing
- Incompatible mix of land uses – undesirable commercial uses (i.e. auto repair shops, liquor stores) adjacent to residential uses
- Lack of recreational parks and open space

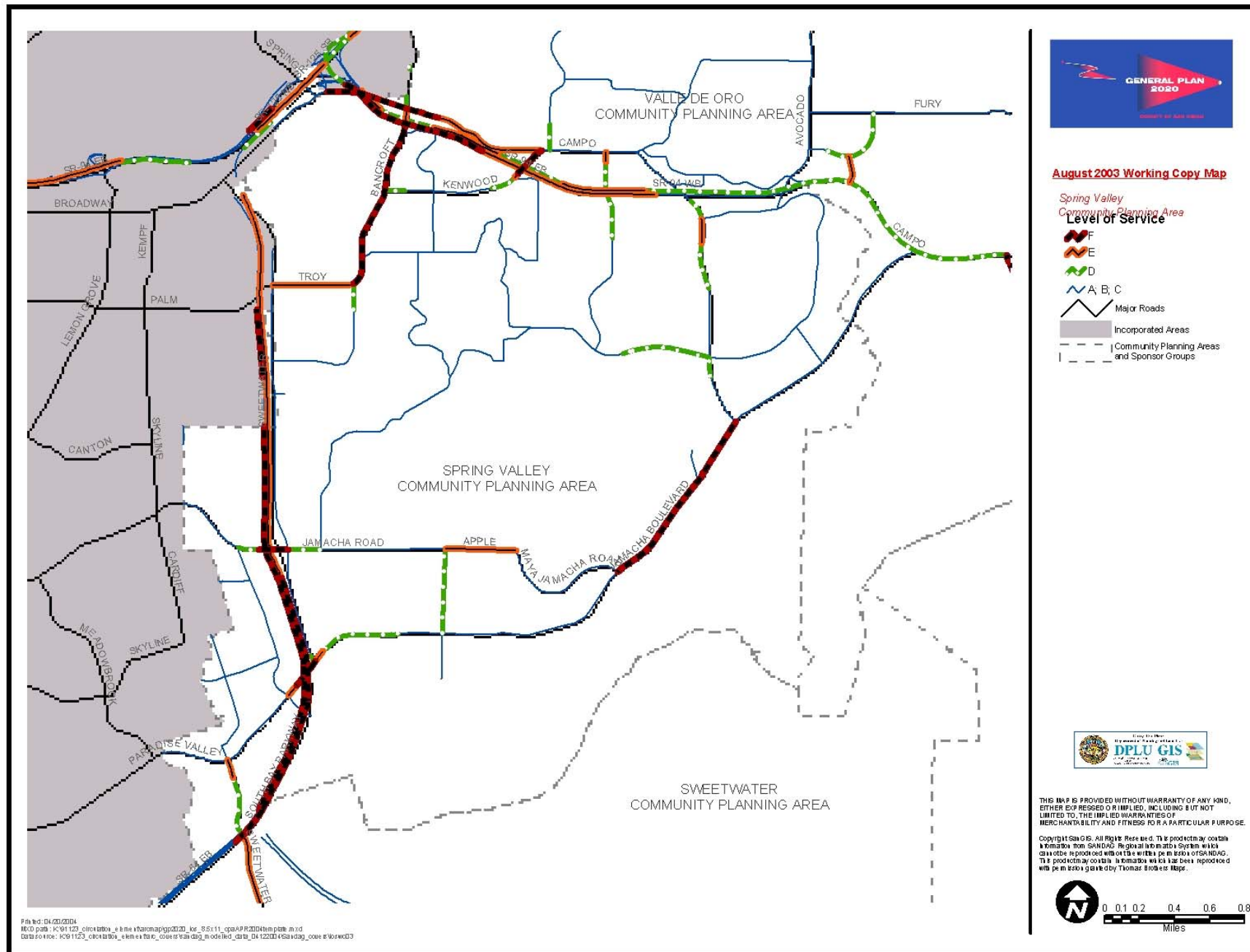
COMMUNITY-SPECIFIC PLANNING RATIONALE

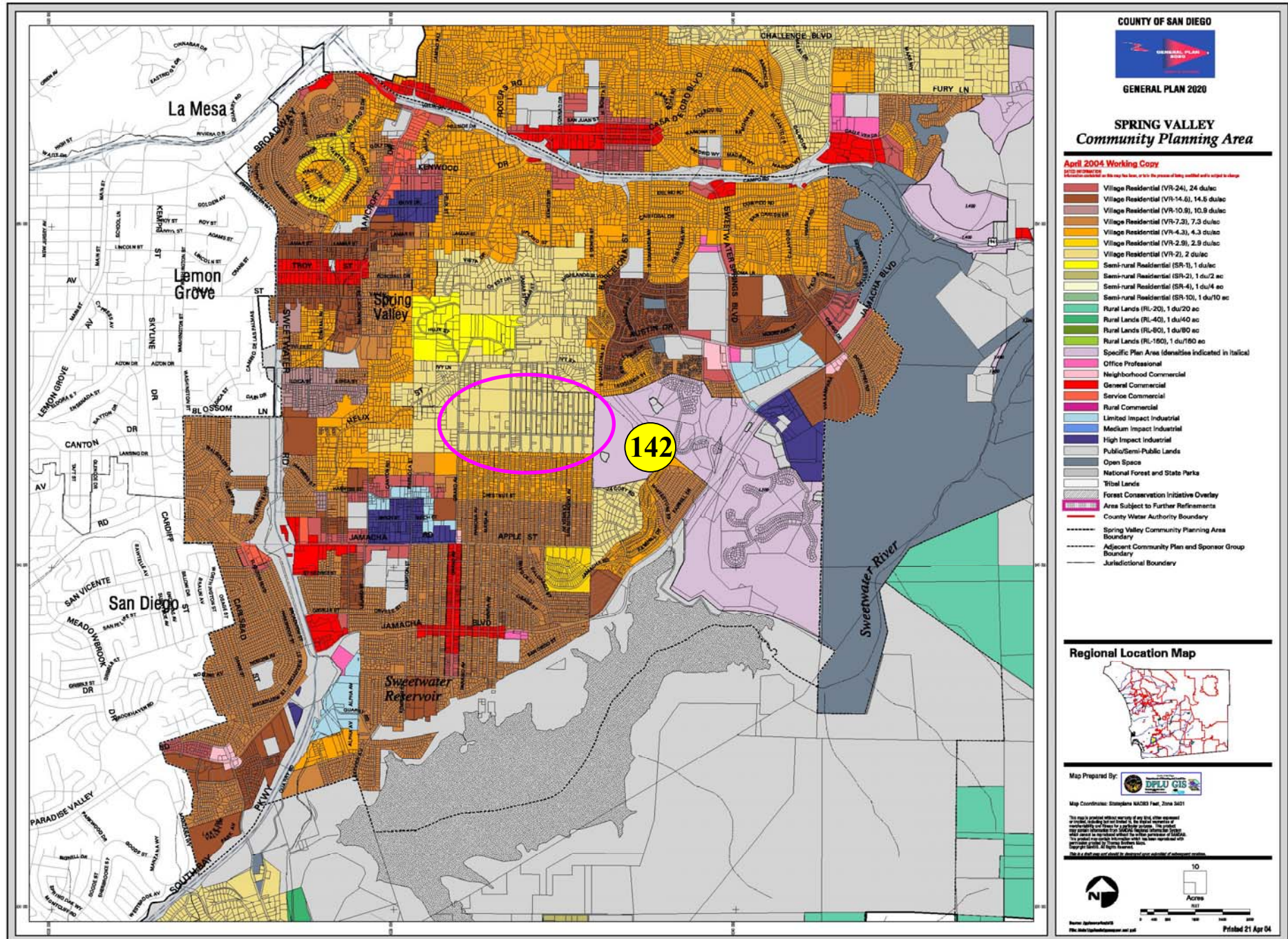
- Because the planning area is one of the most densely populated communities in the unincorporated County, the residential densities reflect the existing development patterns of Village and Village Core.
- Existing patterns of development and land uses determined land use designations. Few changes to current densities were made because the community is primarily built out.

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be approximately 25 lane-miles of roads operating at LOS E or F in Spring Valley. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$126 million. Traffic forecasts for the April 2004 Working Copy map are similar to forecasts for the existing general plan.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

142	Lee Vance			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Village: 2 du/acre	Village: 2 du/acre	Specific Plan (1.95)	Village: 2 du/acre
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Assign densities based on the characteristic of the land</i> • <i>Obtain a broad consensus</i> 		<p>This referral is located within the CWA boundary and has a pipelined Tentative Map status. It has been given a Village density of 2 du/acre which is the most similar designation to the density requested by the property owners and the Community Planning Group (1.95 du/acre). This density recognizes the tentative map status, taking into account the physical constraints in this area, and the existing pattern of development.</p>	